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MORNING PAPERS .. FRIDAY, 17TH JANUARY, 1936.

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CENSUS OF THE COMMONWEALTH OF AUSTRALIA - 30TH JUNE, 1933.

SUMMARY RELATING TO DWELLINGS IN THE STATE OF SOUTH AUSTRALIA.

The Commonwealth Statistician (Mr. E.T. McPhee) has made available Census Bulletin No. 20, containing a summary of the preliminary analysis of the particulars collected concerning Dwellings in the State of South Australia at the Census of the 30th June, 1933.

The Bulletin shows in tabular form the summarized results relating to the numbers and classes of dwellings in urban and rural divisions of South Australia. Occupied private dwellings are classified according to the materials of the outer walls; the number of rooms; number of inmates; number of persons sleeping out; nature of occupancy; and the rent per week. In addition, particulars are published as to the number and average weekly rent of dwellings consisting of 3 to 6 rooms, with walls of wood, brick or stone occupied by tenants in each Municipal Corporation and District Council in the Metropolitan area of South Australia.

AREA AND POPULATION.

Since the 1921 Census, the metropolitan area of South Australia has been reduced by 56 square miles, or 26 per cent., and now comprises 159 square miles. This decrease is due to the exclusion of the District Councils of East Torrens, Crafers and Stirling which were shown as being inside the metropolitan area at the 1921 Census. During the same period the population of the metropolitan division increased by 22.4 per cent., with the result that the density of the population of the metropolis at the 30th June, 1933, was 1,967 persons per square mile, as compared with 1,187 persons at the previous Census. The density of population of the urban provincial section of South Australia as at the 1933 Census was 822 persons per square mile, as compared with 877 persons at the 1921 Census, and that of the rural area increased from 0.51 to 0.57 persons per square mile. The average for the whole State at the 1933 Census was 1.52 persons per square mile, as compared with 1.29 persons at the 1921 Census.

NUMBER OF DWELLINGS.

At the 30th June, 1933, there were 144,787 dwellings in South Australia including private houses, tenements, flats, hotels, boarding houses, hospitals, other institutions, and any structure used for the purpose of a dwelling. Of these, a total of 139,274 were occupied at the date of the Census and 5,353 were unoccupied; in addition, there were 160 in course of construction.

Since the previous Census, the number of dwellings in South Australia, including those being built, has been increased by 31,768 or 28.1 per cent., which is a much higher rate of increase than that of 17.3 per cent. for the population of the State. The number of dwellings in the metropolitan area increased by 21,373, or 36.9 per cent. to a total of 79,307; those in the provincial section by 2,875, or 28.8 per cent. to 12,861; and in the rural area by 7,520 or 16.7 per cent. to 52,619.

At the 30th June, 1933, the numbers of dwellings per square mile in the main divisions of South Australia were - metropolitan 499 (269); provincial 206 (210); and rural 0.14 (0.12). The figures shown in parentheses are those at the previous Census.

The number of unoccupied dwellings increased by 922 to a total of 5,353, and represented 3.7 per cent. of the total dwellings in the State; being the same percentage as at the 1921 Census. As that Census was taken in the month of April and the 1933 Census during June,

it would be expected that many dwellings which were occupied for holiday purposes at the earlier Census would not be occupied during the latter mid-winter month. On the other hand, the number of houses being built decreased by 514 to 160, and was equivalent to only 0.1 per cent. (0.6) of the total number of dwellings in South Australia.

CLASS OF DWELLING.

The dwellings in which the people are housed embrace several categories of buildings comprising private houses, tenements, flats, hotels, boarding houses, charitable institutions, etc. In the statistics which have been tabulated from the Census returns, and which are published in this Bulletin, information concerning the occupants of private dwellings comprising private houses, tenements and flats has been separated and analysed in detail.

At the 1933 Census, 136,611, or 98.1 per cent., of the total occupied dwellings in South Australia, were private dwellings, as compared with 104,295, or 96.6 per cent. at the previous Census. During the intercensal period, the number of private dwellings in the State increased by 32,316, or 31.0 per cent.: those in the metropolitan area increased by 21,885, or 40.7 per cent.; the urban provincial by 3,105, or 35.0 per cent.; and in the rural area by 7,326, or 17.6 per cent.

Of the 136,611 occupied private dwellings in South Australia at the 30th June, 1933, 132,828, or 97.2 per cent. (96.2), were private houses, and 3,783, or 2.8 per cent. (3.8), were tenements or flats. The corresponding percentages for the 1921 Census are shown in parentheses. Since the previous Census the number of private houses in South Australia increased by 32,472, or 32 per cent., but the tenements and flats decreased in number by 156, or 4 per cent.

The percentage increase in the number of private houses in South Australia was similar to that in the three larger States of the Commonwealth during the intercensal period, but although there was an outstanding increase in the number of tenements and flats in those other States yet there has been a decrease in this class of dwelling in South Australia.

In the metropolitan area, the number of private houses increased by 22,111, or 44 per cent., and the tenements and flats decreased by 226, or 7 per cent., as compared with an increase of 22 per cent. in the population and of 29 per cent. in the number of married persons in the same area during the same period of 12 $\frac{1}{4}$ years. The large comparative percentage of increase in the number of private houses is particularly outstanding.

Particulars are not yet available concerning the number of separate family units, or as to the conjugal condition of householders at the 1933 Census. At the previous Census, however, 80 per cent. of the householders were married, and 11 per cent. widowed. There were 99 dwellings for every 100 married coupled and widowed persons at the 30th June, 1933, as compared with 95 dwellings in the year 1921.

Owing to the general financial depression and the high rate of unemployment during the years immediately preceding the Census, it may be assumed that a greater proportion of families were sharing houses at the 1933 Census than would be the case in normal times, but this influence would be counteracted to some extent by the fact that many of these families were recorded as separate units at the Census, and consequently that part of the house occupied by each family unit was regarded for Census purposes as a separate dwelling.

The particulars shown in the majority of the following tables in the Bulletin have been tabulated separately for Private Houses and for Tenements and Flats.

MATERIALS OF OUTER WALLS.

Particulars concerning the materials of which the outer walls were built were supplied for 132,600 of the 132,828 private houses

South Australia, and of these 43.4 per cent. were of stone; 36.4 per cent. were brick; 7.7 per cent. were made of iron; 6.8 per cent. of wood; 3.3 per cent. of concrete; and 2.4 per cent. of other materials.

In the metropolitan area, 62.7 per cent. of the private houses had walls of brick, and 27.3 per cent. of stone. In the provincial division, 63.3 per cent. were of stone, and 13.9 of wood, and 12.6 per cent. of iron; whilst in the rural area 62.8 per cent. were of stone; 13.6 per cent. of iron; and 9.7 per cent. were of wood.

Since the 1921 Census, the number of brick dwellings in the State of South Australia increased by 27,301, representing an increase of 122 per cent.; the greater proportion (25,779) of these were erected in the metropolitan area. Stone dwellings increased in number by 1,390, or by only 2.4 per cent.; concrete dwellings increased in number by 1,210, or at the rate of 37.7 per cent.; wooden houses increased in number by 906, or 11 per cent.; and iron houses increased by 2,690, or 35 per cent. the whole of the increase being outside the metropolitan area. Dwellings in the form of tents decreased by 622, or 26 per cent.

The high rate of increase in the number of brick dwellings in South Australia is particularly outstanding. At the 1921 Census there were 35,643 more stone dwellings than brick dwellings in South Australia, but at the 1933 Census there were only 9,722 more stone houses.

NUMBER OF ROOMS.

For Census purposes, the kitchen and any enclosed sleep-out, or portion of a verandah that was permanently enclosed, were included in the number of rooms in the dwelling, but the bathroom, pantry, store or outhouse were not included unless generally used for sleeping. The average number of rooms for all private houses in South Australia at the 30th June, 1933, was 5.18 per dwelling, as compared with 4.95 rooms at the previous Census. The average for private houses in the metropolitan area increased from 5.17 to 5.36 rooms, those in the provincial area increased from 5.04 to 5.18 rooms, and in the rural area the average increased even further from 4.67 to 4.90 rooms per dwelling.

The average number of rooms for all tenements or flats in the State is considerably less than that for private houses, and showed a substantial decline from 3.36 to 3.07 rooms, indicating a tendency towards even smaller flats. A reduction in the size of tenements and flats was found throughout all divisions of the State; the average for the metropolitan area falling from 3.28 to 3.15 rooms; but in the provincial section there was a greater decrease from 3.68 to 2.74 rooms; and in the rural area the decline was nearly as great from an average of 3.68 rooms to 2.81.

The average number of rooms for all private dwellings combined comprising private houses, tenements and flats shows a similar change to that of private houses when compared with the previous Census.

Of the 132,099 (99,827) private houses for which particulars concerning rooms were stated at the 1933 Census, 2.2 (2.7) per cent. consisted of one room only; 1.9 (3.0) per cent. of 2 rooms; 4.9 (8.5) per cent. of 3 rooms; 21.8 (24.8) per cent. of 4 rooms; 31.8 (29.2) per cent. of 5 rooms; 22.7 (19.0) per cent. of 6 rooms; 8.7 (7.0) per cent. of 7 rooms; 3.3 (3.1) per cent. of 8 rooms; and 2.7 (2.7) per cent. of more than 8 rooms. The corresponding figures for the 1921 Census are shown in parentheses.

It will be seen from the above figures that at the 1933 Census 76.3 per cent. of the private houses in South Australia

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comprised 4, 5, or 6 rooms, as compared with 73.0 per cent. at the previous Census. During the intercensal period, four-fifths of the new houses erected in the State consisted of 4, 5, or 6 rooms. The greatest percentage of increase, however, was shown for private houses of 7 rooms (66 per cent.); followed by those of 6 rooms, (58 per cent.); and 5 rooms, (44 per cent.): There was an increase of 10 per cent. in the number of one-roomed dwellings, while two-roomed dwellings were 14 per cent. less, and three-roomed dwellings 24 per cent. less in number than at the 1921 Census.

Approximately three-fourths of the tenements and flats, for which particulars were stated, in South Australia consisted of 2, 3, or 4 rooms. The total number of tenements and flats decreased during the intercensal period, the only increases being shown for those of 2 and 3 rooms. Here again, as in the case of the larger private houses, there is evidence of sub-division into flats of smaller size.

NUMBER OF INMATES.

The percentage of increase in the number of dwellings in South Australia since the 1921 Census has been much greater than the rate of increase of the population, and it follows, therefore, that the average number of inmates per dwelling has decreased. The average number of inmates for all private houses in the State has decreased from 4.39 persons per dwelling at the previous Census to 4.06 at the 30th June, 1933, and this reduction has been fairly general throughout all the major divisions of the State.

The average number of rooms per private house is greater than that at the previous Census, and, therefore, by taking both these factors into consideration, it is found that the average number of inmates per room for all private houses in South Australia has decreased from 0.89 to 0.78 persons per room. The greatest reduction has occurred in the metropolitan area where the average per room was 0.74 at the 1933 Census, as compared with 0.85 at the 1921 Census. In accordance with previous experience, the average number of 0.86 persons per room in the rural area, although less than at the 1921 Census, was greater than in the other sections of the State.

There has been a reduction also in the average number of inmates per room in tenements and flats from 0.96 to 0.88 for the State. This decrease is found only in the metropolitan area, as the average for the provincial and rural areas was slightly higher than in the year 1921.

It would appear from the above figures that some improvement has taken place since the previous Census in the housing conditions in South Australia insofar as the average number of inmates per room is concerned.

The average number of breadwinners in each occupied dwelling in South Australia as at the 30th June, 1933, was as follows:- Males, 1.48; females, 0.49; total breadwinners, 1.97; as compared with 1.56; 0.37 and 1.93 respectively per dwelling at the previous Census. This shows an increase of about 2 per cent. in the average number of breadwinners per dwelling. During the intercensal period the average number of male breadwinners per occupied dwelling decreased by 5 per cent. but female breadwinners increased by 32 per cent.

PERSONS SLEEPING OUT.

The 1933 Census was the first occasion on which this question was included on the Census Schedule. Considerable difficulty had been met with previously when comparing the housing statistics of the several States of the Commonwealth, owing to the circumstance that the average number of inmates per room is not a reliable basis of comparison of the housing conditions between States, because of the wide divergence

between the number of persons who sleep-out on verandahs, etc., in the northern and southern sections of Australia.

The figures for South Australia are interesting as they show that 2.5 per cent. of the occupants of private houses regularly sleep out on unenclosed verandahs etc., as compared with 4.9 per cent. in New South Wales; 2.7 in Victoria; and 7.6 persons in Queensland. These figures do not include those occupying permanently enclosed sleep-outs who are regarded for Census purposes as inmates of rooms.

NATURE OF OCCUPANCY.

It is not possible to ascertain from the previous Census the nature of occupancy of private houses separately from tenements and flats. At the 1933 Census, 43.9 per cent. of the private houses for which particulars were supplied were occupied by owners; 15.2 per cent. by purchasers by instalments; and 36.8 per cent. by tenants.

In the metropolitan area 56 per cent. of the private houses were occupied by owners or purchasers by instalments, as compared with 54 per cent. in the provincial area, and 65 per cent. in the rural area. In the latter area, however, the ownership of the house is associated with the ownership of the land acquired as a means of livelihood.

91 per cent. of the tenements and flats were occupied by tenants. The figures for all private dwellings including tenements and flats show that at the 1933 Census 42.9 per cent. of the dwellings were occupied by owners, and 14.9 per cent. were in process of purchase by instalments, as compared with 41.5 per cent. and 15.3 per cent. respectively at the 1921 Census, showing a percentage of 57.8 in the number of dwellings occupied by owners, or by those acquiring ownership as compared with 56.8 per cent. at the previous Census.

RENT PER WEEK.

The information which has been tabulated concerning rents is restricted to the rental paid per week for private dwellings occupied by tenants. These private dwellings numbered 51,401, comprising 48,178 houses and 3,223 tenements and flats. Rentals were furnished for 89 per cent. of the private houses and for 88 per cent. of the tenements and flats. For 26.4 per cent. of the private houses the rent was less than 10/- per week; for 54.6 per cent. between 10/- and £1 per week; for 16.1 per cent. between £1 and £1.10.0 per week; and for 2.9 per cent. £1.10.0 or more per week. About one-half of the houses with rents of less than 10/- per week were located outside the metropolitan area.

The average rent paid for private houses was 15/4 per week in the metropolitan area, 13/- in the provincial section, and 9/5 in the rural area; the average for the State being 13/10 per week.

The average rent of tenements and flats in the metropolitan area was 14/8 per week, or approximately 4 per cent. less than that paid for private houses in the same area, but the rent of tenements and flats in the provincial and rural areas was 27 and 15 per cent. respectively, less than for private houses. For 36.9 per cent. of the tenements and flats a rent of less than 10/- per week was paid; for 42.4 per cent. between 10/- and £1 per week; for 14.6 per cent. between £1 and £1.10.0 per week; and for 6.1 per cent. £1.10.0 or more per week was paid.

A comparison of the average rents at the 1933 Census with those at the previous Census is only possible for all private dwellings and not for private houses separately from tenements and

flats. The average rent of 15/3 per week for all private dwellings in the metropolitan area at the 30th June, 1933, was 14 per cent. less than the average of 17/9 at the previous Census; but the average of 12/10 in the provincial area was 5 per cent. higher; and the average of 9/5 in the rural area was 9 per cent. higher. The average of 13/9 per week for the whole State, however, was 6 per cent. less than that for the 1921 Census.

During the intercensal period particulars are collected regularly by the Commonwealth Statistician from house agents in certain cities and towns throughout the Commonwealth, showing the rents as at the middle of each quarter. A comparison of these figures for the first quarter of the year 1921 with the second quarter of 1933 shows a similar trend in average rents to those ascertained from the Census figures. The intercensal figures show also that the peak period of high rents during the intercensal period occurred in the first quarter of the year 1928, when the average for the metropolitan area of South Australia was 26 per cent. higher than for the year 1921, but since that peak year the average has fallen by 27 per cent. to the 1933 figure. Although, as previously mentioned, the average rental for dwellings in the metropolitan area is 14 per cent. less than at the 1921 Census, yet, on the other hand, the figures for the provincial and rural areas are 5 and 9 per cent. respectively higher than those for the 1921 Census. Evidently the effects of the depression have not been as great upon the rentals in the extra-metropolitan areas, with the result that rents have not fallen as much there as in the metropolitan area.

Since the 1921 Census, the private dwellings in South Australia in the under 10/- per week rental group increased in number by 16 per cent.; those between 10/- and £1 increased by 36 per cent.; between £1 and £1.10.0 increased by 13 per cent.; between £1.10.0 and £2 decreased by 39 per cent.; between £2 and £2.10.0 decreased by 49 per cent.; and those over £2.10.0 per week decreased by 52 per cent.

PRIVATE DWELLINGS OF 3 TO 6 ROOMS.

A special inquiry has been made concerning private houses of 3 to 6 rooms with walls of wood, or of brick or stone, as it is considered that a more satisfactory average of predominant rents can be obtained by restricting the analysis to this group. As previously indicated, 81 per cent. of the private houses in South Australia consisted of 3 to 6 rooms.

Since the 1921 Census, the number of houses of 3 to 6 rooms in South Australia has been increased by 32 per cent. to a total of 107,218. Particulars as to rent are summarized for 37,114 houses of this number with walls of wood, brick or stone which were occupied by tenants. 92 per cent. had walls of brick or stone and only 8 per cent. of wood, as compared with 90 per cent. and 10 per cent., respectively, at the previous Census; showing a greater proportional increase in the number of brick houses during the intercensal period.

At the 1933 Census there was a smaller proportion of houses of 3 and 4 rooms in this rented group in South Australia, and an increased proportion of those of 5 and 6 rooms than at the 1921 Census for both wooden houses and brick houses. The number of houses of 3 rooms in this group has decreased by 18 per cent., and the relative increases for houses of 4, 5 and 6 rooms during the intercensal period were 30, 65 and 75 per cent., respectively. The proportional increase of houses of 5 and 6 rooms was even higher in the metropolitan area. The average rent of 14/7 per week for all private houses, 3 to 6 rooms, of wood, brick or stone in the metropolitan area at the 1933 Census was 11 per cent. less than at the previous Census, but the average rent in the provincial area has increased by 12 per cent., and in the rural area by 10 per cent.

A very interesting comparison with respect to rent is that

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based on the average weekly rent per room. At the 1933 Census, the average rent per room for brick or stone houses in the metropolitan area of South Australia was $3/2$ per week, as compared with $3/9$ per week at the 1921 Census. The average of $2/2$ per room for wooden houses was also less than at the previous Census.

In the urban provincial section of the State, the average rent of $2/8$ per room for brick or stone houses was higher than the 1921 Census figure of $2/5$ per week, and the rent of $2/6$ per week for wooden houses was practically the same as at the previous Census. The average rents per room in the rural area showed increases from $1/11$ to $2/-$ per week for brick or stone houses, and from $1/9$ to $1/11$ per week for wooden houses.

NUMBER OF PRIVATE DWELLINGS OF 3 TO 6 ROOMS IN LOCAL GOVERNMENT AREAS.

Particulars are also published in the Bulletin showing the number of private houses of 3 to 6 rooms with walls of wood, brick or stone occupied by tenants in each Municipal Corporation and District Council in the metropolitan division of South Australia as at the 30th June, 1933; also the average weekly rent paid for such dwellings. The relative numbers of wooden houses and houses of brick or stone, and also the weekly rentals, differ widely among the Local Government Areas of the State.

Printed and Published by E.T. McPhee, Commonwealth Statistician,

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